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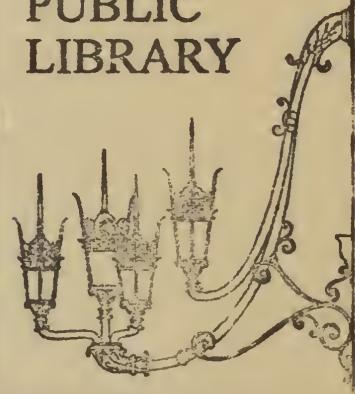
# A PROGRAM FOR REGIONAL ATHLETIC FACILITIES for METROPOLITAN BOSTON

METROPOLITAN AREA PLANNING COUNCIL  
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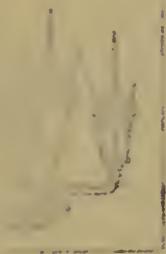
as part of the

OPEN SPACE and RECREATION PLAN and DEVELOPMENT PROGRAM

for the BOSTON METROPOLITAN AREA

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## SUMMARY

- : Metropolitan Boston needs new and expanded interscholastic and amateur athletic facilities.
- : Interscholastic and amateur athletics have, and will continue to, increase in popularity as a result of growing high school populations, a National concern with physical fitness and increasing leisure time.
- : A broad range of individual or team sports, expensive or extensive beyond the means of a single community, can best be made available through metropolitan facilities that provide economy and quality in construction, utilization, operation and instruction.
- : Use of these facilities in the off season or evening hours by amateur groups, community colleges and adult physical education programs will fulfill a major public need.
- : Two fully developed Metropolitan Athletic Centers are needed to serve satisfactorily the Boston metropolitan area. They must be located within easy access of the present interscholastic leagues and the anticipated community growth areas.



- : New ice hockey facilities suitable for interscholastic competitions should be constructed as part of the Metropolitan Athletic Centers to replace the outmoded Boston Arena.
- : Each Metropolitan Athletic Center ultimately must be fully developed in a two-phase program to include: hockey, indoor and outdoor track, swimming, indoor and outdoor tennis, court games, gymnastics, field sports, sailing, crew and other appropriate individual sports.
- : The Metropolitan District Commission is the appropriate agency to construct, maintain and operate these facilities with the assistance of the physical education staffs of the school systems in the area.
- : The Metropolitan District Commission should be directed to prepare plans for the design and construction of the two Metropolitan Athletic Centers proposed as Phase I of this development program and should schedule the subsequent design of Phase II.
- : Legislation should authorize the Metropolitan District Commission to issue \$8 million in bonds to finance the immediate construction of Phase I.
- : Total cost of the two complete (Construction Phases I and II for both locations) Metropolitan Athletic Centers is estimated at \$13 million. A supplementary bond issue will be needed. A portion of the operating expenses may be met through user fees. Some of the land acquisition, construction and staffing costs may be eligible for state and federal assistance. Applications should be directed to the state Department of Education and the federal Bureau of



Outdoor Recreation and Departments of Housing and  
Urban Development and Health, Education and Welfare,  
as appropriate.



## INTRODUCTION

Physical fitness has become a matter of national concern. President Johnson, through his Physical Fitness Program has urged Americans to support and encourage all activities that will assure "a sound mind in a sound body". In particular the President's program has emphasized school physical education programs, broadening and strengthening them to include participation by all students. Such participation can come in team or individual sports, whichever is most



attractive to the student. Skills gained as a student may be expected to bring continued pleasure in the adult years, either as a participant or as a spectator. The problem for every region throughout the country is to provide the facilities necessary to meet these needs.

In metropolitan Boston we can now more fully satisfy the increasing demands created by increased high school athletic activity and increased adult leisure time by providing a new system of Metropolitan Athletic Centers. These Centers will provide a wide range of individual and group activities that have heretofore been beyond the means of a given school system. Centralized regional facilities will result in substantial savings for the individual communities.

Highly qualified and diverse instruction can be offered for both major and minor sports, and specialized facilities and equipment would be feasible to operate



and maintain. With proper programming the facilities will enjoy almost constant use. Each Metropolitan Center should provide space for the major interscholastic sports such as hockey, basketball and indoor track and field as well as the more specialized needs of swimming, indoor tennis, crew, sailing, gymnastics, and other individual sports. In this way they can serve the thousands of high school boys and girls throughout metropolitan Boston who have the interest and desire to participate in athletic programs but, up to the present time, have often been denied the availability of adequate facilities.

In addition to high school physical education programs there are numerous adult amateur groups which sponsor individual and team sports in less than adequate facilities. National projections prepared by the Outdoor Recreation Resources Review Commission indicate that adults now spend



one fifth of their free time in outdoor recreation of some type and this can be expected to increase in the future, as free time increases. In 1960 the standard scheduled work week for the industrial work force was 39 hours. By 1976 the work week is expected to decrease to 36 hours and may be as low as 32 hours by the year 2000. A Metropolitan Athletic Center within easy access for evening and weekend use will be an important and effective way to provide for these increasing adult leisure time demands.

Supplementing both the high school and adult programs, there is an unusual opportunity to coordinate the operation of the Metropolitan Athletic Centers with vocational and manpower training programs offered by universities, community colleges and other schools in the region. The Centers could serve as interim athletic facilities for these schools and at the same time be staffed



by students enrolled in physical education instruction programs, under the direction of full-time coaches and instructors. Coordination of this sort could help to solve acute shortages in manpower, provide work experience for students in the field and meet some of the community college or vocational school athletic facility needs.

A multi-faceted program for Metropolitan Athletic Centers is recommended. The following discussion sets forth in greater detail the present scope of regional recreation, analyzes the magnitude of future trends, and sets forth a development program for site acquisition, construction, operation, and financing to meet present and future needs.



## METROPOLITAN HIGH SCHOOL ENROLLMENTS AND ATHLETIC PARTICIPATION

The Metropolitan Athletic Centers must be designed to serve the present and anticipated high school population. High school students will constitute the largest group of users and therefore the facilities should be primarily oriented to their needs.

There are presently 230,000 teenagers between the ages of 15 through 19 in the Boston metropolitan area. This is the age group most likely to participate in interscholastic sports.



There are approximately 203,000 students enrolled in grades nine through twelve in public and private schools and it is reasonable to assume that nearly all of them participate in some type of physical education program as part of the high school curriculum.

By 1990 the 15 through 19 age group is estimated to be close to 310,000 and enrollments in grades nine through twelve are estimated to be over 270,000.<sup>(1)</sup> The growth of the school population by nearly 70,000 new students will put increased demands on the existing school facilities. Outlying communities will be faced with new building programs, while the central cities will have to replace outmoded structures at a rapid rate. Classroom construction must be the first concern and it can be expected to be a costly effort.

Some athletic facilities will be provided in each

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(1) Based on unpublished Metropolitan Area Planning Council estimates.



individual school system. However the metropolitan area will not be able to look to the individual school systems to offer a complete range of choices in their physical education programs. If full athletic programs are to be offered at all, they must be housed in a number of Metropolitan Athletic Centers, built, developed, and supported by the entire metropolitan community.

In addition to greater student participation in regular school athletic programs, rising interest and watching of scholastic team sports are expected during the years ahead. The Outdoor Recreation Resources Review Commission, for example, found that the number of people attending outdoor sports events could be expected to double in the next twenty years. At present, attending outdoor sports events is one of the ten most popular ways for Americans to spend their outdoor leisure time.



Interscholastic league competitions in the metropolitan Boston area have enjoyed a tremendous increase in popularity among both the participants and the spectators in the past ten years. Other parts of the country have had similar experiences. In California, a completely unanticipated interest in swimming has produced numerous civic facilities with three or more pools apiece, and a proud list of national and international swimming records.

Any surge of interest in athletic participation among the school age population will of course affect future adult demand. It is likely that the person who plays individual or team sports as a youth will have a continuing interest in pursuing some sort of active recreational activity. He may choose to play regularly scheduled amateur athletics or simply pick up a game of squash or tennis as part of an informal club activity. In the past these adult needs have been met privately; adequately for those who could afford



more expensive club memberships, and in a makeshift fashion for others. Neither way will be satisfactory for the magnitude of adult demand that may be expected in the future.

Population estimates for metropolitan Boston show that during the next twenty years almost half of our total population will be under 25 years of age, the most active groups for individual and team athletic participation. New and expanded public facilities must be readily accessible to these people for evening and weekend use.



#### CURRENT HIGH SCHOOL ATHLETIC PROGRAMS AND FACILITIES

Interscholastic athletic competitions are now organized into leagues for each of the major sports; hockey, basketball, football and baseball. The leagues are established by the Massachusetts Secondary School Principals Association and are based on general socio-economic characteristics of the various communities and on geographical proximity. The leagues may be public, parochial or a combination of the two, and there is some competition with private schools on an informal basis. Inter-



league competition may be further subdivided depending on the size, weight, etc. of a given team in a given sport.

Although the communities in any one league are not necessarily contiguous, they are strongly grouped to the north, west or south of Boston, or are clustered around the central area. The expected amount of activity, degree of regionalism, and the travel time restrictions inherent in schoolboy athletic periods compels the recommendation that two Metropolitan Athletic Centers should be developed at this time. Additional Centers are expected to be needed in the more distant future as the anticipated population growth occurs and as the metropolitan area spreads further outward from the core city.

The league membership groupings and the travel time

..



limitations create general locational restraints. A general review of the present local and regional athletic facilities identifies those activities that are now not offered or are poorly housed. Many of these activities, if not all, should be provided on a priority basis in the new Metropolitan Athletic Centers.

#### Local School Facilities

Local high school plants usually but not always include a gymnasium and two or more playing fields adjacent to the school or within easy access. As a result, football, baseball, and some basketball practice and games with relatively few spectators are most comfortably accommodated by the school systems. Relatively few communities have facilities for swimming, tennis, indoor track, crew or sailing. Indoor sports are usually limited to those that can be programmed in flexible gym space. Particular sports are summarized in more detail below.



### Indoor Track

Indoor track programs are now seriously curtailed due to a lack of facilities for meets. Few schools can offer their students winter track, and gymnastics programs are likewise limited. The Metropolitan, Tri-County, and Boston School Leagues have made temporary use of the Commonwealth Armory for their meets. The Armory is primarily Massachusetts National Guard Headquarters and accommodates the track activities as a secondary purpose. At present there is some uncertainty as to the ultimate disposition of the building. However, it can serve as a temporary track facility for at least two more years. There are some access and parking problems at the site so that major expansion of public recreation in this area is not recommended as part of the long range program. Every effort must be



made to coordinate future track needs with the total program for new and expanded Metropolitan Athletic Centers.

Hockey

The Boston Arena on St. Botolph Street, owned and operated by the Boston Arena Authority, is the major rink facility for the practice and games of three public and parochial school leagues. It is also home ice for both Boston University and Northeastern University and is almost fully used for the entire season. The Arena seats 5,900 spectators for hockey games but the building is in poor condition and requires extensive repair. The built-up and intensively-used areas nearby prevent enlarging the site and providing more parking. Any expansion would be very costly. At present the Boston Redevelopment Authority has plans to acquire the site as part of general



renewal plans for that area. It is the conclusion of this study that the present Arena should be replaced by new facilities on a new site that has the good access, parking and spectator seating needed for schoolboy competitions.

Other suburban leagues play at commercial or private rinks in their respective areas or use college facilities. Commercial rinks include the North Shore Arena in Lynn, the Four Seasons Arena in Walpole, the Weymouth Skating Club, the Ridge Arena in Braintree, and the Winter Garden in Cohasset. Other rinks serve the communities of Billerica, Framingham, and Melrose. Private schools often have their own rinks, which may be used by the public schools in specific cases. These are usually outdoor facilities without spectator seating. The private or commercial rinks fulfill an important need for local competitions and general recreational skating but they cannot be expected to meet the rapidly growing regional interscholastic and college hockey demands.



The Metropolitan District Commission rink construction program has met a pressing public need in the past ten years. These rinks have been designed and located for general public skating and have proved very popular. The rinks are frequently used for school hockey practice but they are not designed for hockey competitions. They lack spectator seating, extensive parking, and locker room facilities. They will continue to serve an important public skating function. Interscholastic and amateur hockey competitions should be housed in the Metropolitan Athletic Centers.

Tennis

Tennis is a popular spectator sport in this part of the country but it is seldom given much emphasis in high school physical education programs. This is partic-



ularly unfortunate as tennis is one of the relatively few games that can be played at almost any age and requires comparatively little costly equipment if the courts are available. Some school systems, such as Newton, have extensive courts for mild weather play and there are some local MDC courts that can be used but they are seldom in satisfactory condition for serious play. There are no public indoor tennis courts; the tennis enthusiast must once again resort to private club or university courts.

Clearly the new Metropolitan Athletic Centers must include both indoor tennis facilities and should offer qualified courses of instruction for various age groups. San Francisco has pioneered with similar tennis programs in Golden Gate Park and they have proved to be very popular.



### Swimming, Crew and Sailing

All recreational activity is expected to increase drastically in the next twenty years throughout the country and water-oriented activities are expected to triple in popularity in the same time period. As this participation increases, extra effort must be made to assure that people know the basic safety rules of water activity and above all, that they know how to swim. If every youth who completed high school knew how to swim we could all look to a safer future. At present both basic swimming programs and competitive events are limited due to a lack of pools. A few towns, such as Brookline, have regulation indoor pools that are suitable for both general swimming and competitions. The Curtis Hall pool in the Jamaica Plain section of Boston, the YMCAs and other semi-public pools scattered through the metropolitan area offer some year-round swimming. Other schools make use of university facilities as they are available. However, these semi-public and private pools cannot continue to fulfill the anticipated



school needs. The Metropolitan District Commission has recently constructed a number of outdoor public pools. While they are important to the total recreational system, they were designed for seasonal use, they are relatively small, they are not related to school areas or to other recreation facilities, and they do not have any spectator parking or seating.

Pools should be an important part of the proposed Metropolitan Athletic Centers. Each Center should have at least one Olympic-size pool suitable for both competitive swimming and general swimming.

Crew and sailing are two sports that enjoy wide popularity among the local private schools and colleges and could be easily made available to the public high school student and adult amateur. The MDC Community Boating center on the Charles River is an excellent example of a pub-



lic facility that offers participation and instruction on a metropolitan-wide basis. Its popularity indicates the possibility of high school sailing teams and intensive local competitions using the facilities of new centers which offer the same services.

Crew could be made available in much the same way as the sailing. There is opportunity for high school competition between the public schools and the private schools that now have crew as a regular sport. Adult amateur crew is also popular here and in other cities.

#### Basketball

Basketball has experienced a particularly large increase in popularity among high school students in recent years. The interscholastic league playoffs and special tournaments draw 9,000 to 13,000 spectators per night to the Boston Garden and offers good accommodations for major



events. Regular practice sessions and most league games can be expected to continue in the local school gyms. Special games and year-end tournament elimination playoffs could make use of the Metropolitan Athletic Centers having good court, locker room, and spectator seating accommodations.

#### Other Court Games

There are a number of individual sports that can be pursued at present only through a private club or use of a university facility. Squash and handball are two examples of sports that could be part of a high school athletic program if facilities could be provided. At present no single school system can afford to construct, maintain, and operate courts that will serve relatively few students at any one time. However, many more people could be served at a metropolitan facility where all-day,



all-season use could be programmed. With instruction from qualified individuals available, high school students could learn the fundamentals of games that can be played for many adult years. This is an example of the broad range of activities that can be offered in a Metropolitan Center thanks to the economies of scale and population served.

In summary, there are a surprising number of individual and team sports that are now unavailable or offered only on a limited basis to the public high school student. Those sports listed above are the most severely restricted and there are many others that would benefit markedly from new facilities.

A broad range of individual and team sports, expensive or extensive beyond the means of a given community, can best be made available through metropolitan facilities that provide economy and quality in construction, utilization, operation, and instruction.



The Boston area needs a full complement of Metropolitan Schoolboy Athletic Center facilities within easy access of the high school students which would offer activities and instruction consistent with broad school physical education programs.



## METROPOLITAN INTERSCHOLASTIC ATHLETIC CENTER SITE REQUIREMENTS

Much of the success and usefulness of the Metropolitan Athletic Centers will depend upon their location as well as upon a good site with a full complement of facilities and educational training programs.

The Centers should be located on the basis of four criteria:

- present athletic league areas
- Present and expected high school population
- auto and transit access
- site availability



Present league areas divide roughly into four sectors; the central area communities and the north suburban, west suburban and south suburban towns. Outside of the Boston metropolitan area, leagues are confined to the Merrimack River valley and the Brockton and Worcester metropolitan area communities.



## GREATER BOSTON SCHOOLBOY HOCKEY LEAGUES

### Metropolitan League

North Quincy	Malden	Chelsea	Don Boscoe
Quincy	Revere	Everett	Christopher Columbus

### Greater Boston Interscholastic League

Ringe Tech. (Camb.)	Somerville	Newton	Arlington
Cambridge Latin	Medford	Brookline	Waltham

### Catholic

Matignon (Camb.)	Arlington Cath.	Austin (Boston)	Newman (Boston)
Xavier (Concord)	Xaverian (Westwood)	Sacred Heart	Cathedral (Boston)

### Bay State

Norwood	Walpole	Framingham So.	Milton
Needham	Natick	Framingham No.	
Dedham	Wellesley	Braintree	

### South Shore

Catholic Memorial	Hingham	Arch. Williams	King Philip
Weymouth	Canton	Brockton	Scituate

### Dual Countyy

Lynnfield	Weston	Wayland	Bedford
Marian (Framingham)	Westwood	Newton South	Lincoln-Sudbury

### Merrimack

Masconomet	Billerica	Chelmsford	
Burlington	Wilmington	Ipswich	

### Private Schools

Noble & Greenough	Belmont Hill	Browne & Nichols Middlesex	
Milton	St. Marks	Brooks	Governor Dummer



## GREATER BOSTON SCHOOLBOY BASEBALL LEAGUES

### Boston City

Latin	Technical High	Trade
B. C. High	English	Dorchester

### Greater Boston

Somerville	Chelsea	New Bedford
Everett	Medford	Revere
Malden	No. Quincy	Quincy

### Suburban

Newton	Watertown	Weymouth
Waltham	Arlington	Brookline
Newton S.	Camb. Latin	Brockton

### Bay State

Natick	Milton	Walpole	Framingham So.
Braintree	Dedham	Wellesley	
Needham	Norwood	Framingham No.	

### Middlesex

Wakefield	Melrose	Belmont	Winchester
Reading	Lexington	Concord	Stoneham

### Essex County

Beverly	Lynn English	Lowell	Lawrence
Salem	Saugus	Peabody	
Lynn Classical	Haverhill	Gloucester	

### Catholic Conferences

Malden Catholic	Spellman (Brockton)	Lawrence Central	Memorial (W. Roxbury)
St. John (Danvers)	St. Mary (Lynn)	Keith (Lowell)	Williams (Braintree)



Boston District

Hyde Park  
Roslindale

East Boston  
South Boston

Brighton  
Charlestown

Jamaica Plain

Northeastern

Swampscott  
Winthrop

Marblehead  
Danvers

Andover  
Amesbury

Newburyport  
Woburn

Catholic Central

Matignon (Camb.)  
St. Mary

Don Boscoe  
Mission

Cathedral  
Marian (Framingham)

Columbus (No. End)  
St. Mary (Camb.)

Hockamock

Oliver Ames  
(North Easton)  
Sharon

Canton  
King Philip  
Stoughton

Franklin  
Randolph  
Mansfield

Foxborough  
Mansfield

Lowell Suburban

No. Andover  
Methuen

Burlington  
Wilmington

Chelmsford  
Tewksbury

Dracut  
Billerica

Old Colony

Silver Lake  
(Kingston)  
Whitman-Hanson

Hingham  
Abington  
Plymouth-Carver

Rockland  
Middleboro  
Wareham

South Shore

East Bridge.  
Holbrook  
West Bridge.

Norwell  
Hanover  
Bridge-Raynham

Scituate  
Marshfield  
Hull

Avon  
Duxbury  
Cohasset

Dual County

Westwood  
Lynnfield  
Acton-Box.

Weston  
No. Reading  
Wayland

Bedford  
Ashland  
Lincoln-Sudbury



Cape Ann  
Georgetown  
Ipswich

Manchester  
Hamilton-Wenham

Masconomet  
Pentucket

Rockport  
St. Ann

Catholic Suburban  
St. Clement  
Our Lady (Newton)

Fenwick (Peabody)  
Sacred Heart

Arlington Cath.  
St. Columbkille

No. Camb. Cath.  
St. Mary (Brooklne)

Catholic District  
St. Jean  
Immaculate (Revere)

Dom. Savio (E.Bos.)  
Sacred Heart (Weym.)

St. Thomas (J.Plain)  
St. Joseph (Lowell)

St. Joseph (Salem)  
St. Patrick (Wtrtn.)

Private Schools  
Browne & Nichols  
Milton  
Brooks

Middlesex  
Groton  
Belmont Hill

St. Mark's  
Noble & Greenough  
Governor Dummer

Roxbury Latin  
Rivers



## GREATER BOSTON SCHOOLBOY FOOTBALL LEAGUES

### Boston City

English	Technical High	Latin
B. C. High	Trade	

### Greater Boston

No. Quincy	Malden	Everett	Chelsea
Medford	Somerville	Revere	Quincy

### Suburban

Arlington	Waltham	Watertown	Brockton
Weymouth	Newton	New Bedford	Brookline

### North Shore

Lawrence	Salem	Haverhill	Beverly
Lowell	Saugus	Peabody	Lynn English

### Boston District

East Boston	Charlestown	Brighton	Roslindale
South Boston	Hyde Park	Dorchester	Jamaica Plain

### Middlesex

Wakefield	Reading	Stoneham	Belmont
Melrose	Winchester	Concord-Carlisle	Lexington

### Bay State

Natick	Wellesley	Braintree
Milton	Framingham So.	Framingham No.
Norwood	Needham	Walpole







Lower Division

Manchester

Georgetown

Lynn Trade

Hockamock

Franklin

Canton

Mansfield

Foxboro

Oliver Ames

King Philip

South Central

Medfield

Millis

Popkinton

Dover-Sherborn

Leicester

Holliston

Meaway

Catholic District

Immaculate (Revere)

St. Columbkille

St. Mary (Lumb.)

St. Clement (Somer.)

Arlington Catholic

St. Patrick

Our Lady (Newton)

St. Mary (Brkln.)

Private Schools

Groton

Belmont Hill

Noble & Greenough

Middlesex

Browne & Nichols

Milton

St. Mark's

Governor Dummer

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**GREATER BOSTON SCHOOLBOY BASKETBALL LEAGUES**

**Boston City**

Technical High	Trade	B. C. High
Latin	English	Dorchester

**Greater Boston**

No. Quincy	Chelsea	Medford
Quincy	New Bedford	Revere
Everett	Somerville	Malden

**Suburban**

Brookline	Ringe (Camb.)	Watertown	Newton So.
Waltham	Brockton	Arlington	
Weymouth	Cambridge Latin	Newton	

**Essex County**

Salem	Saugus	Peabody
Beverly	Classical (Lynn)	Lowell
English (Lynn)	Lawrence	Haverhill

**Catholic Conference**

Memorial (W. Rox.)	St. John (Danvers)	Keith (Lowell)	Lawrence Central
Spellman (Brockton)	Malden Catholic	Matignon (Camb.)	Williams (Brntree.)

**Bay State**

Braintree	Fram. No.	Wellesley	Dedham
Norwood	Needham	Walpole	
Fram. So.	Natick	Milton	

**Middlesex**

Melrose	Lexington	Belmont	Winchester
Wakefield	Reading	Concord-Carlisle	Stoneham



Boston District

Jamaica Plain	South Boston	Roslindale	Brighton
Hyde Park	East Boston	Charlestown	

Northeastern Conference

Danvers	Gloucester	Swampscott	Marblehead
Winthrop	Newburyport	Woburn	Amesbury

Catholic Central

Columbus (Boston)	Arlington Catholic	Marian (Fram.)	St. Mary (Lynn)
Mission (Roxbury)	Cathedral (Boston)	St. Mary (Camb.)	
Don Bosco (E.Bos.)	Bishop Fenwick (Pea.)	St. Mary (Waltham)	

Hockamock

Oliver Ames	Canton	Mansfield
Sharon	King Philip	Randolph
Franklin	Foxboro	Stoughton

Old Colony

Middleboro	Wareham	Rockland	Abington
Plymouth-Carver	Silver Lake	Whitman-Harvard	Hingham

Merrimack Valley

Chelmsford	No. Andover	Wilmington
Methuen	Billerica	Dracut
Andover	Burlington	Tewksbury

Catholic Suburban

St. Clements	Our Lady (Newton)	No. Camb. Cath.
Xavier (Concord)	Sacred Heart (Wey.)	Xaverian (Wstd.)
Immaculate (Revere)	St. Columbkille	Sacred Heart

South Shore

Hull	E. Bridge.	Holbrook
Bridge. (Raynham)	Scituate	Marshfield



## Western Division

Hanover W. Bridge.  
Norwell Duxbury

Avon  
Cohasset

## Dual County

Lincoln-Sudbury Weston  
Westwood Lynnfield

Acton-Box.  
Bedford

Ashland  
Wayland

## Cape Ann

Hamilton-Wenham Ipswich  
No. Reading Masconomet  
Manchester Rockport

St. Ann  
Pentucket  
Georgetown

## Essex

### Catholic District

Dom. Savio (E.Bos) Cushing (Boston)  
Notre Dame (Camb.) St. Joseph (Lowell)

Gate of Heaven  
St. Jean (Lynn)

St. Thomas (J. Pln.)

## Private Schools

Governor Dummer      Noble & Greenough  
Browne & Nichols      St. Paul's  
Milton      Roxbury Latin

Belmont Hill  
St. Mark's  
Groton

Brooks  
Rivers  
Middlesex



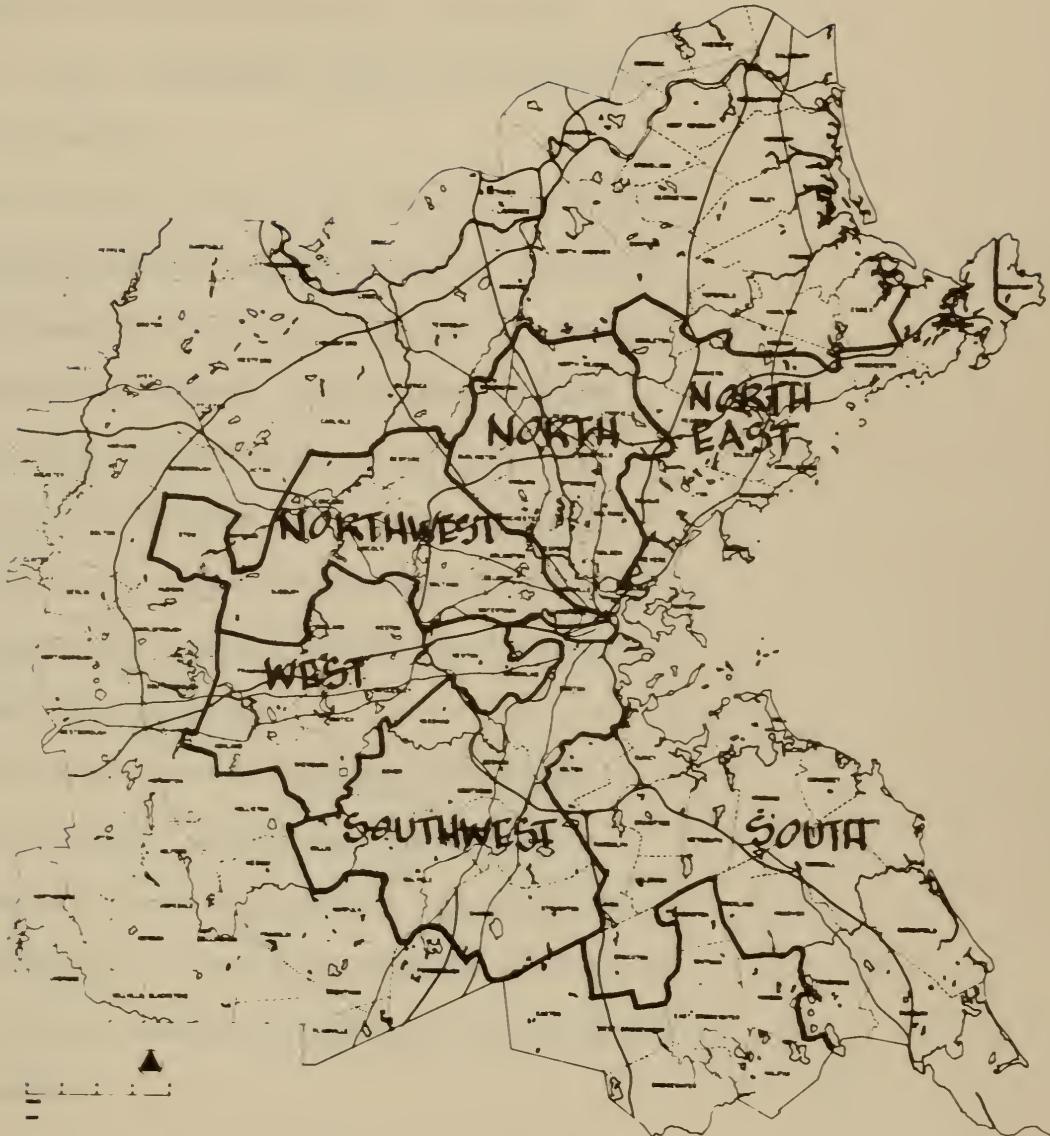
The high school age population, as projected in the preceding section, will be greatest in the Core area. The general spread of population growth out from the Core will continue. This growth pattern dictates that the first Metropolitan Athletic Centers should be located near or on the edge of the central cities: highly accessible to the Core population and equally accessible to as many of the suburban towns as possible.

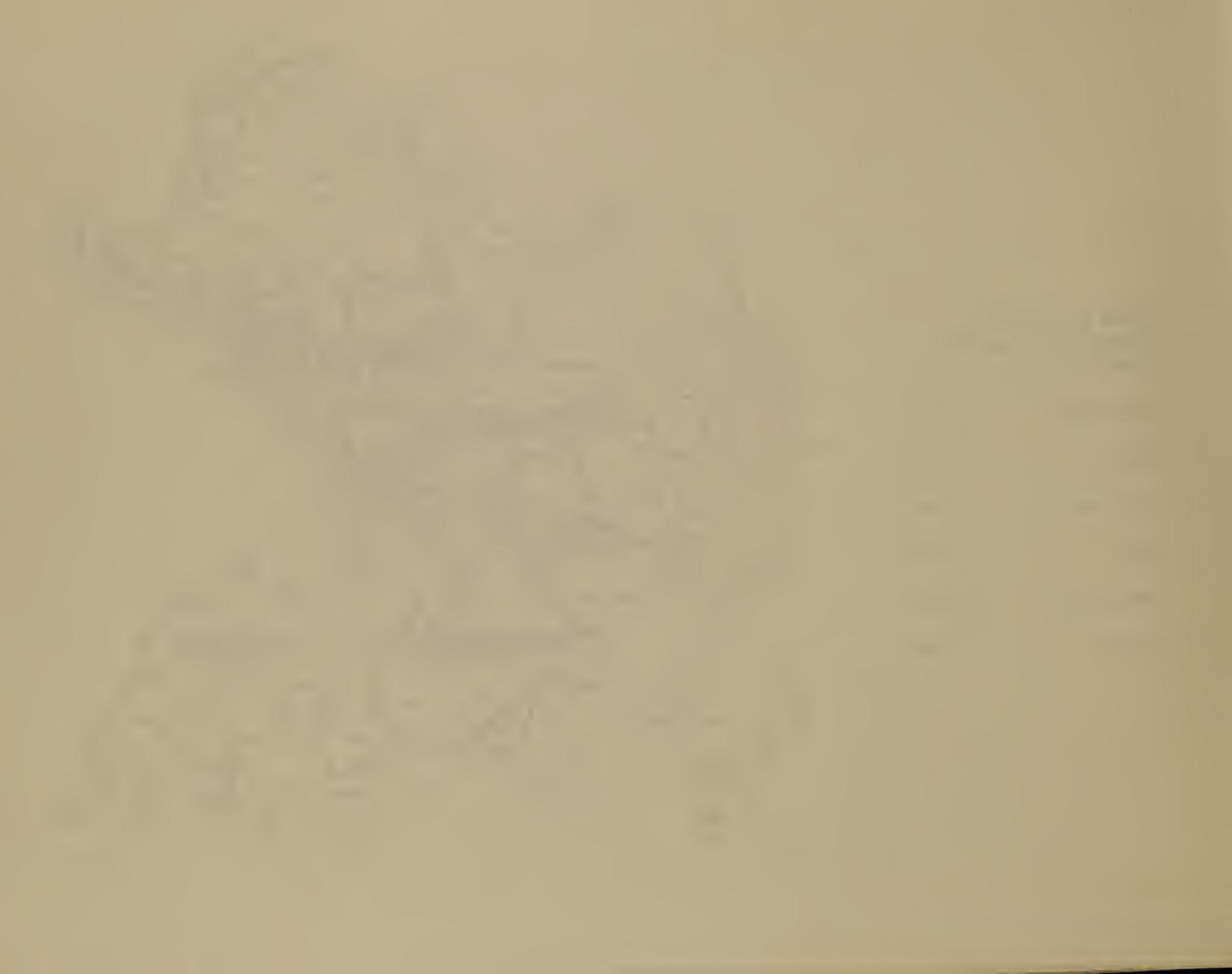
Access is clearly an important factor in site location. The new facility must be easily accessible to the public whether they travel by automobile or by public transportation. For student use a thirty minute travel time limit was chosen because it assures that a team or individual can reach the Center and still have time for an afternoon physical education program. For evening competitions or adult amateur use the thirty minute travel time limit is also appropriate. Transit access is critical for a facility designed primarily for the high school



HIGH SCHOOL AGE  
POPULATION GROWTH  
1965-1990

Northeast	+14,100
North	+ 5,100
Northwest	+ 5,300
West	+ 6,100
Southwest	+23,300
South	+23,600





student. Many youths are below driving age and school buses and car pools cannot adequately replace good public transportation to the Center.

Site availability is the last of the major locational criteria. A preliminary design program (see next section) indicates that a minimum of thirty acres of land is needed for a Metropolitan Athletic Center. Many sites throughout the metropolitan area were evaluated. At least ten were found to have unique problems and unique potentials. However consistent with the general requirements of league areas, population, and access only a few of the sites offer excellent development opportunities.

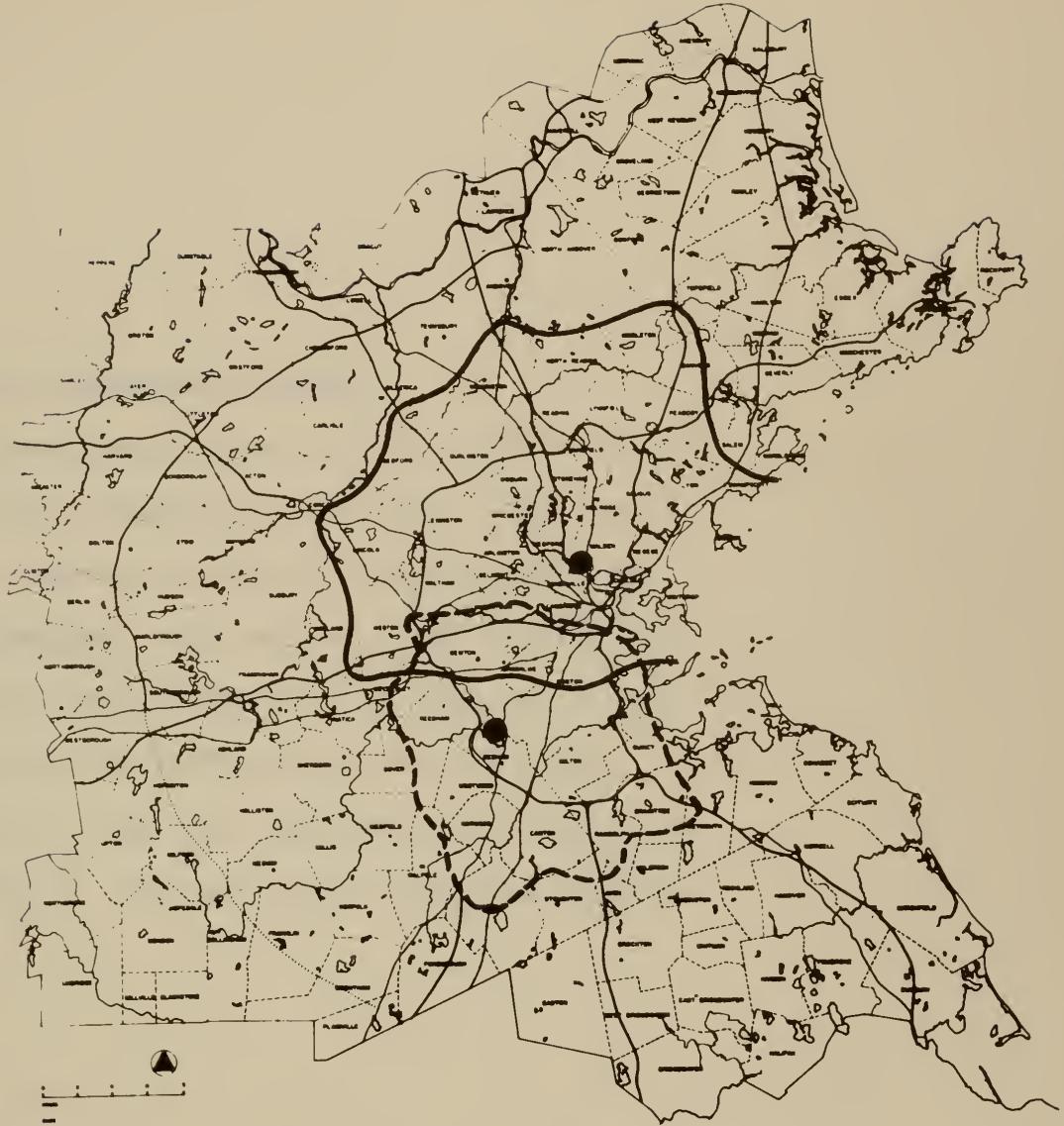
The sites themselves should be generally flat and suitable for building without costly land improvements. There should be adequate room for spectator and school bus parking. A site adjacent to a waterway would be especially attractive **in** view of the expected increase in the popularity of water-oriented sports.



It is the conclusion of this study that two sites, each containing a Metropolitan Athletic Center, will satisfy the criteria specified above. One site in the inner northern area of the region and one site in the southwestern sector together will provide facilities within 20-30 minutes travel time of almost all of the interscholastic hockey, track, and basketball leagues of the region. Furthermore, these two sites will be accessible within 20-30 minutes travel time of 75-80% of the total high school and adult population of metropolitan Boston. The facilities should also be available for use by the leagues and school systems of other metropolitan areas until such time as they may find it feasible to undertake a similar athletic development program.



PHASE I PROPOSED SITES  
30 minute travel times





#### RECOMMENDED FACILITY DEVELOPMENT PROGRAM

A two phase Development Program for the construction of a system of Metropolitan Athletic Centers must begin now in order to meet the growing demands for interscholastic and adult amateur recreation. This Program should be undertaken by the Metropolitan District Commission as part of its comprehensive program for the provision of adequate public recreational areas and open space for all of the communities of metropolitan Boston. The Legislature should be requested



to act now to assure the public, the communities, and the Commission of the Commonwealth's interest, concern, and support for the proposed Program. In addition, the schools at both the secondary, community college, and collegiate levels should begin to coordinate their physical education programs to guarantee that every student will have the opportunity to pursue a sport of his or her choice with competent supervision and instruction.

The Development Program has been divided into two phases so that immediate and long-term construction can be more responsive to the changing needs and recreational preferences. Phase I provides for land acquisition, total site design, and construction of those facilities that are needed immediately. Phase II completes construction at both sites. In order to expedite construction, both Centers should be built simultaneously, but with a different order of staging for facilities. Each Center when fully developed should offer the following minimum facilities:



<u>Hockey and skating</u>	tournament rink, seating for 5,000	65,000 sq. ft.*
<u>Track</u>	indoor track, at least 1/8 mile, seating for 5,000, additional space for other track and field events	94,000
<u>Swimming</u>	all season Olympic pool some seating	10,000
<u>Basketball &amp; Gymnasium</u>	Two gym areas	22,500
<u>Court Games</u>	6 indoor tennis courts, 8 squash and handball	43,200 <u>19,200</u> 62,400
*includes shower, locker and service space		
<u>Boating</u>	sailing boathouse and float and crew boat- house and float	20,000
<u>General Classrooms &amp; Administrative Offices</u>		15,000
Approximate space needs		288,900 sq. ft.



Additional outdoor space needs include:

<u>Field Games</u>	2 convertible fields for soccer, lacrosse, etc.	133,500 Sq. Ft.
<u>Track and Football</u>	outdoor track on edge of football field	202,500
<u>Tennis</u>	eighteen courts	130,000
Stadium Seating	limited	4,000
	Approximate space needs	471,000 sq. ft.

Total indoor and outdoor space needs for buildings and fields will require approximately twenty (20) acres of land. In addition to the active use areas there will be additional space needs for parking. There should be at least ten (10) acres of parking at each site or a minimum of thirty (30) acres of land for each Metropolitan Athletic Center.

The construction program is proposed as follows:

Phase I. 1967-1969 Construction of two Metropolitan Athletic Centers: one to serve the communities from Boston to the north and west, the other to serve the commun-



ties from Boston to the south and southwest.

North A fifty-acre site near the Mystic River in Medford accessible from Route I-93, the Revere Beach Parkway, the Fellsway, and the proposed MBTA terminal stop at Wellington. This Center will serve the following communities:

Arlington	Lexington	Melrose	Salem	Wakefield
Bedford	Lincoln	Nahant	Saugus	Watertown
Boston	Lynn	No. Reading	Somerville	Wilmington
Cambridge	Lynnfield	Peabody	Stoneham	Winchester
Chelsea	Malden	Reading	Swampscott	Winthrop
Everett	Medford	Revere	Waltham	Woburn

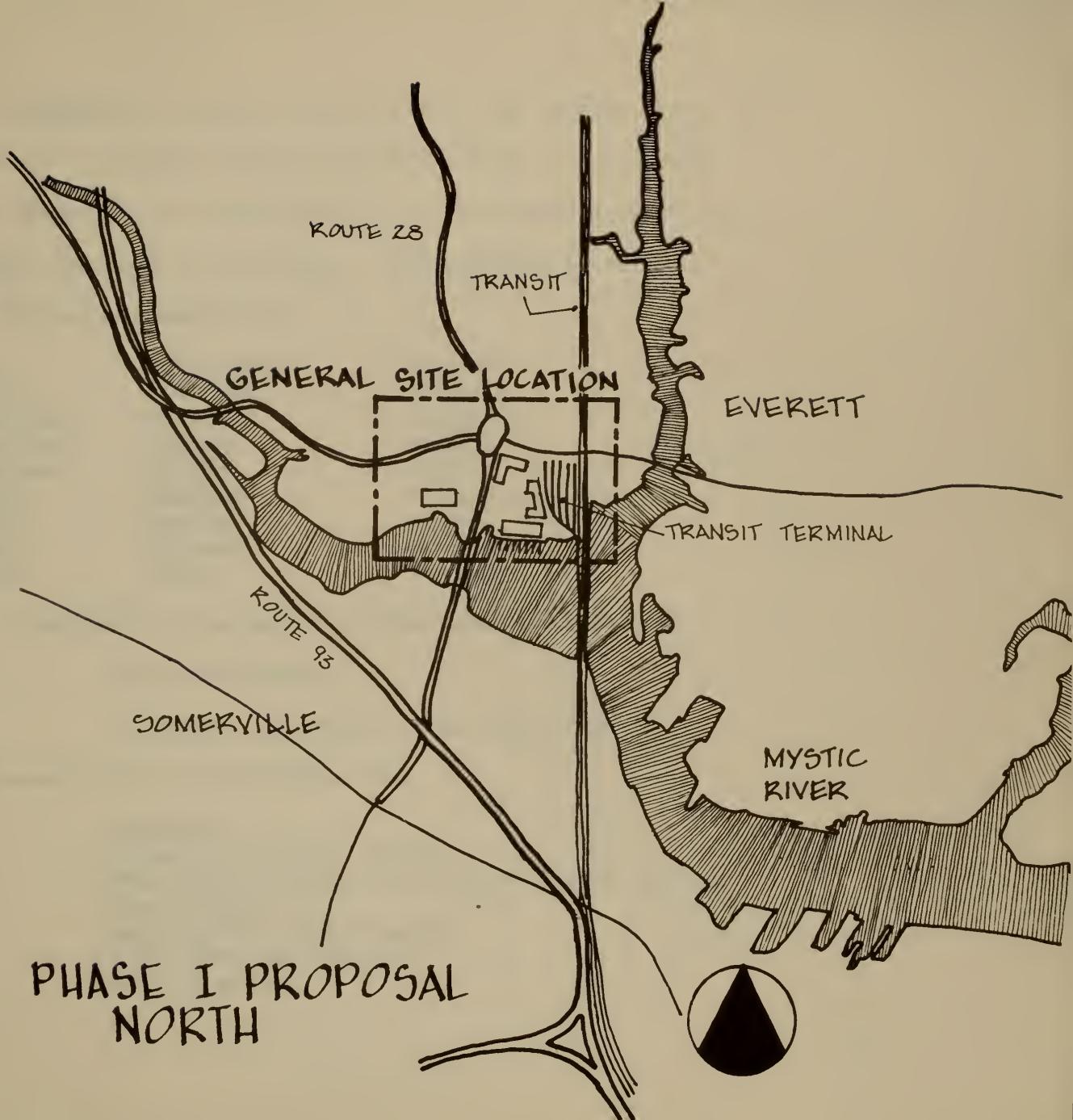
The Phase I development at this site provides for:

- land acquisition (to supplement present MDC lands)
- planning and design of total site

and construction of facilities for:

- hockey
- indoor track
- field sports
- sailing and crew
- appurtenant service needs
- classrooms and offices
- parking areas







Southwest An eighty-acre site near the Charles River in the West Roxbury section of Boston which is accessible from Route 128, the VFW Parkway, and the proposed West Roxbury extension of the MBTA. This Center will serve the following communities:

Avon	Foxborough	Randolph
Boston	Holbrook	Sharon
Braintree	Medfield	Stoughton
Brookline	Milton	Walpole
Brockton	Natick	Wayland
Canton	Needham	Wellesley
Dedham	Newton	Weston
Dover	Norwood	Westwood
Easton	Quincy	Weymouth

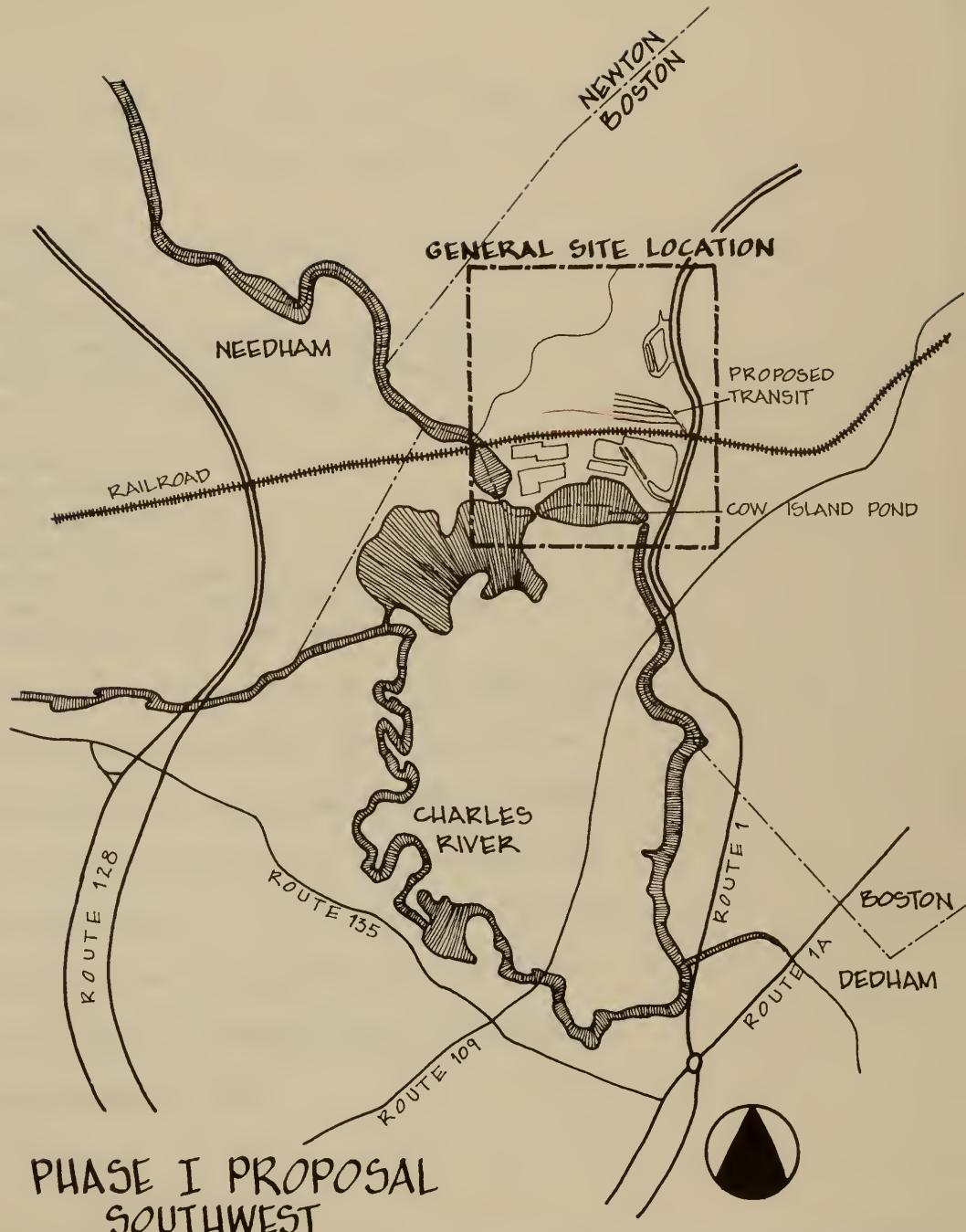
The Phase I development at this site provides for:

- land acquisition
- planning and design of the total site

and construction of facilities for:

- swimming
- indoor and outdoor tennis
- cage for gymnastics and interim indoor track
- field sports
- appurtenant service needs
- classrooms and offices
- parking areas







Phase II 1971-1973 Completion of facilities construction at the Metropolitan Athletic Centers including:

NORTH

- swimming
- indoor and outdoor tennis
- cage
- basketball
- court games (handball, squash, etc.)
- field sports (as may be necessary)
- appurtenant service space

SOUTHWEST

- hockey rink
- indoor track
- sailing and crew
- basketball
- court games (handball, squash, etc.)
- field sports (as may be necessary)
- appurtenant service space

Subsequently, there must be a review of high school and adult amateur athletic needs and possible extension of the program to allow construction of additional Centers: one to the south - southeast of Boston and one to the northwest or northeast depending on the distribution of population growth.

These new Metropolitan Athletic Centers should offer the same range of activities as described above, adjusted as necessary to new preferences or needs.



Costs have been estimated for the two Phase I sites:

North.

land	\$ 500,000
field areas, access, parking	500,000
buildings, equipment	3,000,000
	<hr/>
	\$4,000,000

Southwest.

land	\$ 500,000
field areas, access, parking	500,000
buildings, equipment	3,000,000
	<hr/>
Phase I Total	\$8 million



## RECOMMENDED FINANCING PROGRAM

It is recommended that the Metropolitan District Commission be authorized to issue bonds not to exceed \$8 million to finance the immediate programming and construction of Phase I. Phase II will require a supplementary bond issue estimated to be \$5 million, making the total acquisition, design and construction cost \$13 million for the two Metropolitan Athletic Centers.

In 1964 the General Court authorized and directed the MDC to build ". . . an athletic plant for high school track and other field events," on land now owned by the Commission at Cleveland Circle, Brighton. Since that time, some controversy has arisen over the appropriateness of that site and the track has not yet been built. Should the legislature decide to reconsider the site,



they should then transfer the \$1.5 million appropriated for a track at that site to the construction of track and other facilities in the Metropolitan Athletic Centers.

The MDC should be authorized and directed to prepare appropriate plans and implementation programs for the construction, operation and maintenance of the two Metropolitan Athletic Centers. The program should be developed in coordination with the Metropolitan Area Planning Council, the local school systems and the associations of coaches and physical education instructors. Legislation should also authorize the MDC to take advantage of any Federal, state, semi-private, or private monies that may be available to assist in the construction and/or operation of these facilities. Specifically, the Metropolitan District Commission should explore the possibility of requesting aid for construction from the Massachusetts Department of Education consistent with the Department's present



program for assistance to local communities for school facility construction. If necessary, the Commission should petition for a change in the present educational program to make the Commission eligible for state aid.

Land acquisition would be eligible for up to 50% Federal aid from either the Bureau of Outdoor Recreation or the Open Space program of the Department of Housing and Urban Development. Planning and design could also receive 50% Federal aid from the Bureau of Outdoor Recreation. The Commission should also explore monies available for manpower training and possible coordination with community college programs. This broad approach will make the Metropolitan Athletic Centers a vital part of many community interests and will help to satisfy a wide range of community needs.



**APPENDIX**



AN ACT AUTHORIZING AND DIRECTING THE METROPOLITAN DISTRICT  
COMMISSION TO PLAN, CONSTRUCT, MAINTAIN AND OPERATE A SYSTEM  
OF METROPOLITAN ATHLETIC CENTERS FOR SCHOOLBOY AND OTHER  
RELATED USE, CONSISTENT WITH GENERAL OPEN SPACE AND RECREA-  
TION PLANS AND PROGRAMS FOR THE BOSTON METROPOLITAN AREA.

Section 1. The metropolitan district commission is hereby authorized and directed to plan, construct, maintain and operate a system of metropolitan athletic centers for high school athletic programs and competitions, adult amateur sports and such other purposes as are appropriate to these uses, with such service areas, offices and other appurtenances applicable to such a facility, on land owned or to be acquired by the commission.

Section 2. The construction of these facilities shall be set forth in an overall plan which shall be consistent with the open space and recreation plans and programs developed for the Boston metropolitan area through the joint efforts of the commission, the metropolitan area planning council, and the department of natural resources.



Section 3. The location of these facilities shall relate to the high school age population distribution in the metropolitan area and shall be easily accessible to them. The first two facilities constructed shall be located in the following areas; one in the Wellington area of Medford near the Mystic River, the other in the West Roxbury district of Boston off the VFW Parkway near the Charles River. Each facility shall offer a broad range of activities to supplement local school system physical education programs.

Section 4. Said commission shall charge reasonable fees wherever feasible to cover costs of operation and maintenance of the facilities and may enter into leases or other agreements relating to the operation of its facilities with public or other bodies or individuals, upon such terms and conditions as it may deem just and expedient. The terms of such leases and agreements may include the right to charge fees and full and complete information regarding any and all such leases and agreements and the operations resulting therefrom shall be a matter of public record and shall, at all times, be available upon reasonable request.

Section 5. Said commission shall take advantage of any Federal or state programs that assist in the acquisition, development and maintenance of any open space or recreation land or buildings or the operation of related programs and is hereby authorized to enter into contracts and agreements with any department, agency or subdivision of the Federal or state government and any individual, corporation, association or public authority to provide or receive services, facilities, staff assistance or money payments in connection with the work of the commission and the commission may



contribute or receive services, facilities, staff assistance or money payments as consideration in such contract and agreements. For the above purposes the commission may expend for services and other expenses such amounts as the general court may appropriate therefor together with such amounts as the commission may receive under any Federal or state law, or by gift, grant or contract from any source including grants, bequests, gifts or contributions by any individual, corporation, association, public authority or agency or subdivision of the state or Federal governments. Any Federal or state reimbursements or grants shall be credited to the Metropolitan Parks Trust Fund, (Chapter 92, section 34 of the General Laws), of the commission.

Section 6. To meet the expenditures necessary in carrying out the authorization of section one, the state treasurer shall, upon request of the governor, issue and sell at public or private sale, bonds of the commonwealth, registered or with interest coupons attached, as he may deem best, to an amount to be specified by the governor from time to time, but not exceeding in the aggregate the sum of eight million dollars. All bonds issued by the commonwealth as aforesaid shall be designated on their face, Metropolitan District Commission Metropolitan Athletic Center Loan, Act of 1967, and shall be on the serial payment plan for such maximum term of years, not exceeding twenty years, as the governor may recommend to the general court pursuant to section 3 or Article LXII of the Amendments to the Constitution of the Commonwealth, the maturities thereof to be so arranged that the payments payable in the several years of the period of amortization other than the final year shall be as nearly equal as in the opinion of the state treasurer it is practicable to make them. Said bonds



shall bear interest semi-annually at such rate as the state treasurer, with the approval of the governor, shall fix. The initial maturities of such bonds shall be payable not later than one year from the date of issue thereof, and the entire issue not later than June thirtieth, nineteen hundred and eighty-nine. All interest payments and payments on account of principal of such obligations shall be paid from the metropolitan district commission park funds, to be assessed by methods fixed by law.

Section 7. This act shall take effect upon its passage.





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